



**Cranham**

*Lyndhurst Road, Bransgore, Christchurch, BH23 8JY*

**SPENCERS**  
NEW FOREST





# CRANHAM

BRANSGORE • CHRISTCHURCH

*A beautifully presented and modernised detached family home which is situated in the rural hamlet of Godwincroft, boasting stunning views across neighbouring farmland.*

**£900,000**





## The Property

A double-glazed front door leads through to the entrance porch which has a further door with glazed side panels, leading through to the entrance hall with exposed wooden floors which extend throughout the majority of the ground floor. From the main entrance you are immediately met with a door that leads to the ground floor shower room, comprising a large walk-in shower, wash basin and WC. To the front of the house is a versatile reception room that could ideally be used as a study or fourth bedroom.

The kitchen/dining room offers a recently fitted selection of shaker style units at both base and wall level, incorporating an integrated dishwasher and Butler style sink, set within a Quartz worksurface which wraps around and provides a lovely breakfast bar. There is also space for a large fridge/freezer set within a well-placed alcove area that provides further storage and a good-sized larder cupboard. The dining area features a part vaulted ceiling with sliding double doors leading out to the patio and garden beyond. There is also a large picture window, which is a real feature, enjoying stunning views over the garden and neighbouring countryside as well as a further array of useful kitchen storage units with additional worksurface space.

A separate door leads into the utility room with storage units, wash basin and space for further domestic appliances. This room leads into the study, which could also be utilised as a playroom or snug, also benefiting from views of the rear garden.

The sitting room is a delightful double aspect room enjoying views of the garden and neighbouring farmland and a bay window to the front. There room is centred around a fireplace with a log burning stove, complimented by exposed timber flooring and sliding patio doors leading to the rear garden.









## The Property Continued...

The staircase leads to the first-floor landing with access to three double bedrooms and the loft space. The principal bedroom enjoys a front aspect and far-reaching countryside views, ample fitted wardrobe space and an ensuite shower room, comprising a corner shower, low level WC and basin with further eaves storage cupboards and a Velux window. Bedroom two enjoys a rear aspect and a large airing cupboard. Bedroom three overlooks the front aspect and benefits from rural far-reaching views. The family bathroom comprises a panelled bath, low level WC and a pedestal wash hand basin.

## Grounds & Gardens

The property is approached via a five-bar gate leading to a large gravel parking area and an integral garage which comprises an up and over door and power and light supply. The front of the property is well screened by mature hedgerow.

Immediately to the rear and side of the property is a large area of patio which leads to a large lawned area which is bordered by mature plants and shrubs. To the far corner of the garden is a summerhouse which is an idyllic sitting area. There is also a log store and a large garden shed.

A true feature of this delightful property is the delightful outlook across neighbouring farmland, the epitome of country living.

## Services

Energy Performance Rating: TBC

Council Tax Band: F

Tenure: Freehold

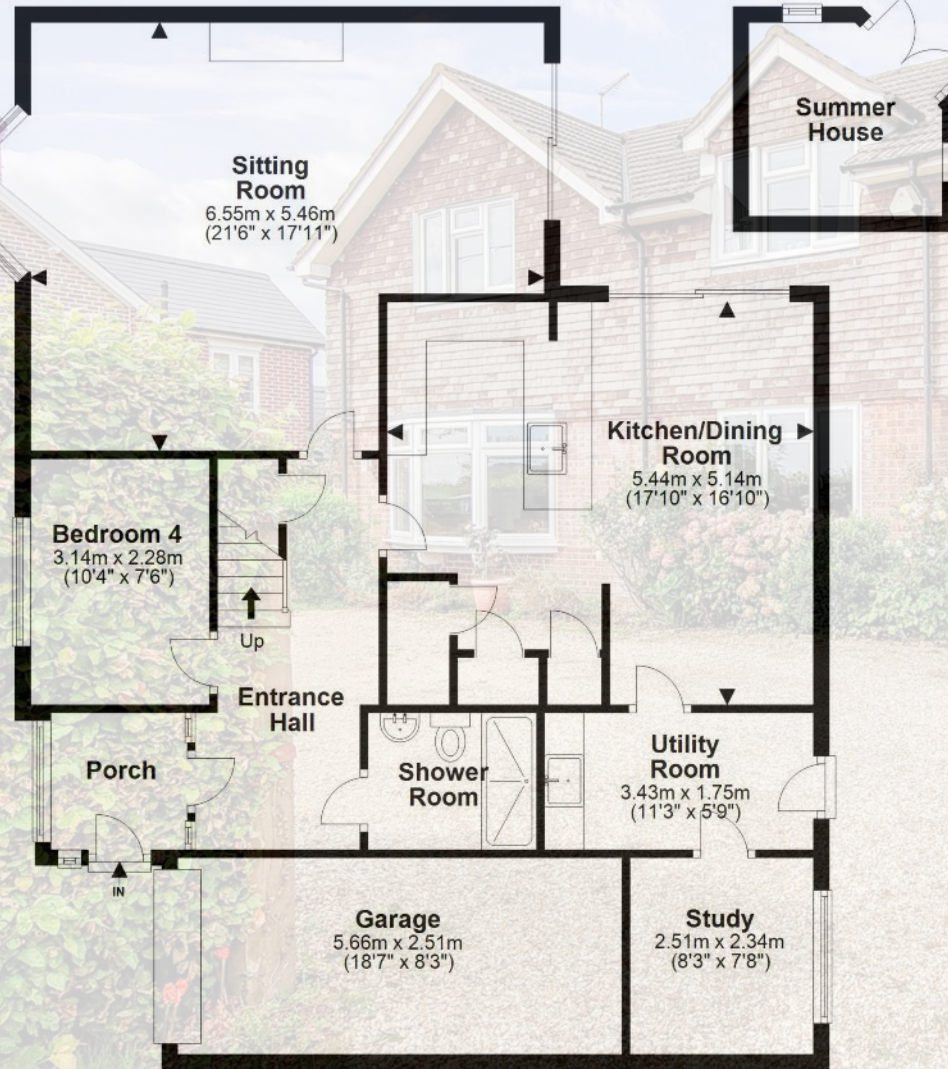
Mains electricity and water - Private drainage - Oil fired central heating



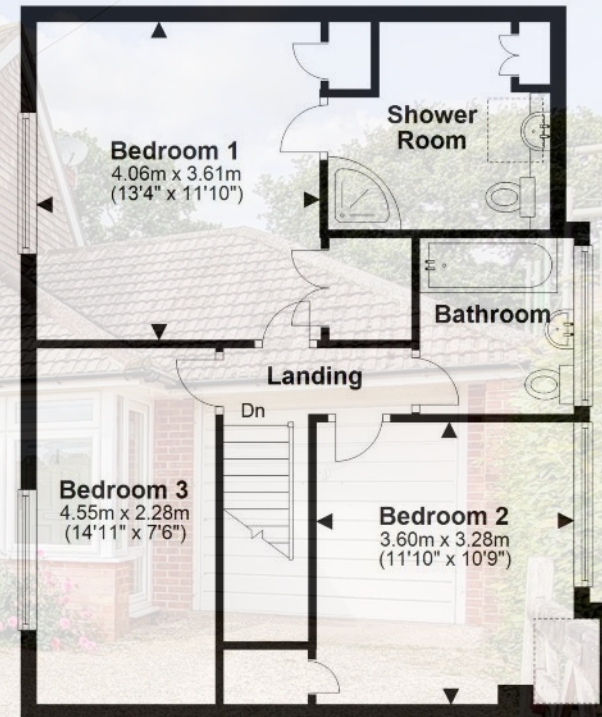
# Floor Plan



## Ground Floor



## First Floor



### Approximate Gross Internal Areas

Main House: 155.6 sqm / 1674.9 sqft

Summer House: 6.1 sqm / 65.7 sqft

**Total Approximate Gross Area:**  
**161.7 sqm / 1740.6 sqft**













## The Situation

The property is located in a most desirable location in the semi-rural hamlet of Godwinscroft in the New Forest National Park. The nearby village of Bransgore offers a range of amenities including a post office, supermarket, and a number of local shops, including a bakery and butcher. The local primary school is very well regarded. The wider area has much to offer the modern family. The New Forest National Park is just a short drive away, with the stunning Dorset and Hampshire coastline approximately five miles south. Places of interest include Christchurch Harbour, Highcliffe Castle and Mudeford Quay. There are opportunities for watersports and equestrian activities, and a variety of golf courses in stunning coastal and rural settings. The area offers a range of family attractions for days out. The nearest train station is Hinton Admiral (approximately 1.5 miles away), which runs to Waterloo in approximately two hours. There are airports at Bournemouth and Southampton, offering both domestic and international flights.

## Directions

From the centre of Bransgore, proceed towards The Crown pub, and go straight over the crossroad to remain on Ringwood Road. Continue along Ringwood Road out of the village, and then take the second right onto Lyndhurst Road where the property can be found after a short distance on your right.

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.









## The Local Area

Bransgore is a bit of a secret. This village in the south western corner of the New Forest has a good selection of facilities, strong community, and easy access to Dorset's sandy beaches. The parish also encompasses the adjacent village of Thorney Hill and a few charming, peaceful rural hamlets of country houses and thatched cottages, including Neacroft, Godwinscroft and Waterditch. In the centre of Bransgore is a convenient parade of useful shops (such as a bakery, cafe and Co-op) as well as a medical centre. There's a well-used village hall with a sizeable recreation ground, supporting a number of clubs and activities, and a clutch of popular local dining inns including The Carpenter Arms, The Three Tuns and The Crown. There are a number of excellent schools in the area. These include: Ballard School and Durlston Court Preparatory in New Milton, Walhampton School in Lymington and King Edward VI Southampton. The public schools of Canford and Bryanston are within an hour's drive. Property includes modern family homes on leafy roads, thatched cottages and Victorian and Edwardian country houses. As for travelling there is a mainline station a mile or so away at Hinton Admiral plus access to the A31 at Picket Post.

## Points Of Interest

Bransgore Primary School	0.8 miles
The Three Tuns	0.9 miles
The Crown	1.1 miles
Twin Oaks Medical Centre	1.2 miles
Hinton Admiral Station	1.3 miles
The Carpenter's Arms	1.5 miles
Highcliffe School	2.8 miles
Chewton Glen Hotel and Spa	3.0 miles
Arnewood Secondary School	3.7 miles
Ballard Private School	4.6 miles
New Milton Railway Station	5.0 miles
Christchurch Hospital	5.7 miles
Bournemouth Hospital	7.2 miles





For more information or to arrange a viewing please contact us:

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